

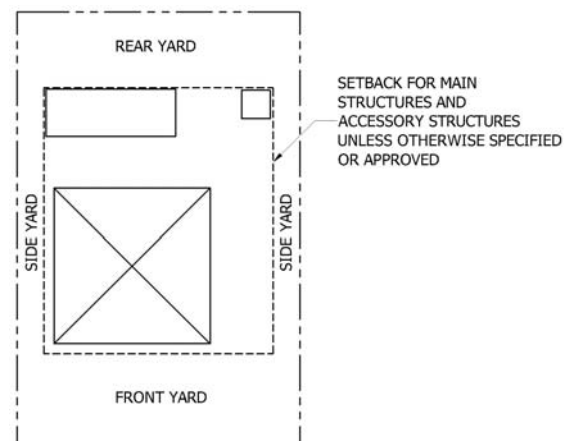
SECTION 7
ACCESSORY STRUCTURE AND USE REQUIREMENTS

(ZA07-0006)

- 7.01 In residential districts (A, RE, SF-1, SF-2, SF-3, SF-4, SF-5, OTR, PH, 2F, TH, MF-1, MF-2, and MH) an accessory structure shall not be used for commercial purposes.
- 7.02 In non-residential districts (O-1, O-2, NS, R, H, C-1, C-2, H, CO, IT, and I), an accessory structure is a subordinate structure, the use of which is incidental to and used only in conjunction with the main structure.
- 7.03 Accessory dwelling units in the A and RE Districts shall be allowed as an incidental residential use of a structure on the same lot or tract as the main dwelling unit and used by the same person or persons of the immediate family when approved as a Specific Use Permit, and meet the following standards:
- A. The accessory dwelling unit must be constructed to the rear of the main dwelling, separate from that upon which the main dwelling is constructed. Each lot must have a minimum of one-half ($\frac{1}{2}$) acre upon which an accessory dwelling unit may be constructed.
 - B. The accessory dwelling unit may be constructed only with the issuance of a Building Permit.
 - C. The accessory dwelling unit may not be sold separately from sale of the entire property, including the main dwelling unit, and shall not be sublet.
 - D. Setback requirements shall be the same as for the main structure.
- 7.04 **AREA REGULATIONS FOR ACCESSORY STRUCTURES IN MULTIPLE FAMILY AND RESIDENTIAL DISTRICTS:**

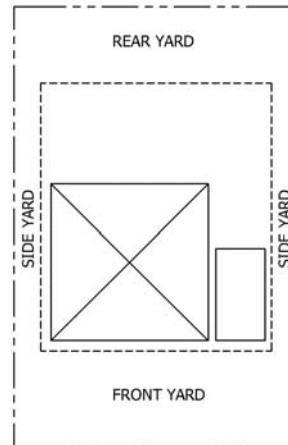
A. Multiple Family-1 (MF-1) and Multiple Family-2 (MF-2)

1. Accessory structure yard requirements shall be the same as the main structure unless otherwise specified in the zoning district or approved by the Planning & Zoning Commission on a preliminary site plan for the multiple family development. (ZA2002-0021, ZA06-0004)



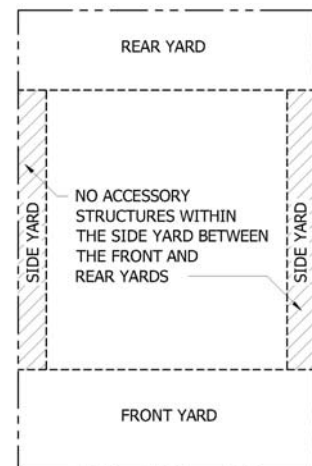
B. Residential Districts A, RE, SF-1, SF-2, SF-3, SF-4, SF-5, OTR, PH, 2F, and TH

1. **Front Yard:** Detached accessory structures shall have a front yard not less than the main structure or as specified in the particular district.



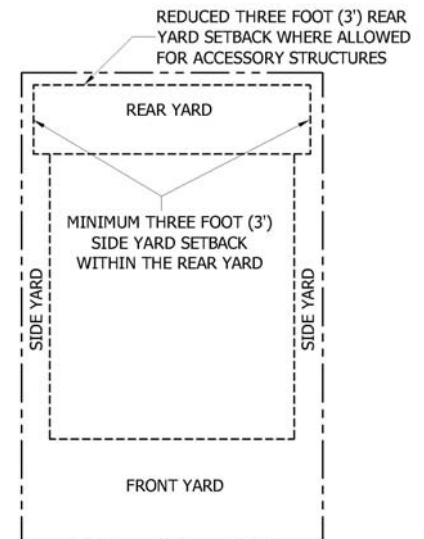
2. **Side Yard:**

- a. The side yard located between the front and rear yards shall not be less than the side yard required by the zoning district.

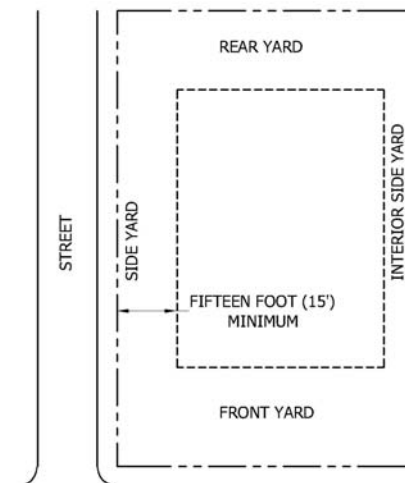


ARTICLE IV - SITE DEVELOPMENT REQUIREMENTS
SECTION 7 - ACCESSORY BUILDING AND USE REGULATIONS

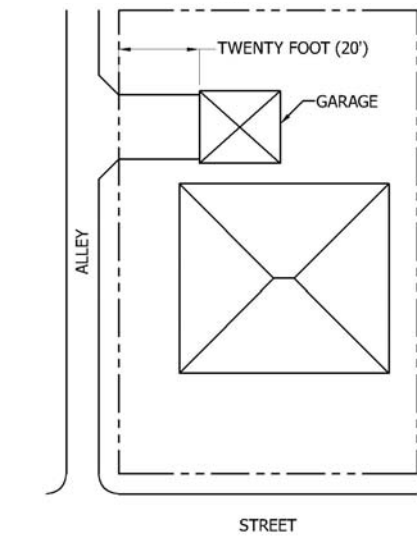
- b. The side yard located between the rear yard setback and rear property line shall not be less than three feet (3') for structures located a minimum ten feet (10') from the main structure.



- c. When adjacent to a side street the minimum side yard is fifteen feet (15') unless otherwise specified in the Zoning Ordinance.

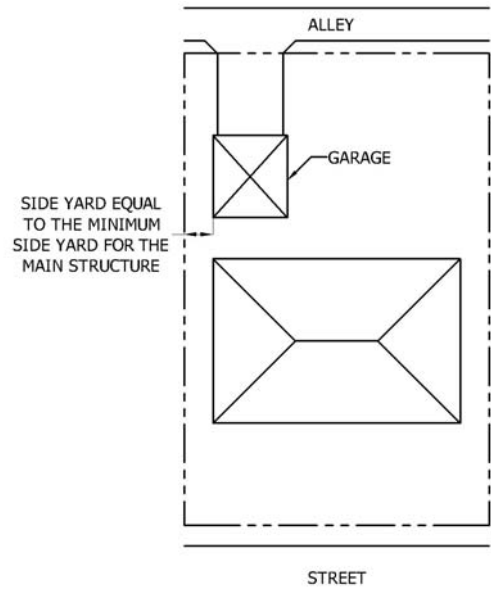


- d. Garages or Carports
- i. If entered from a side street or alley, the side yard setback adjacent to the side street or alley shall be a minimum twenty feet (20') unless otherwise specified in the Zoning Ordinance.

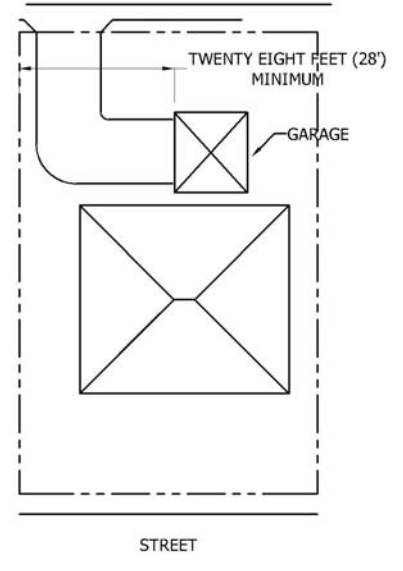


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- ii. If entered from an alley on an interior lot, the side yard setback shall be equal to that required for the main structure.

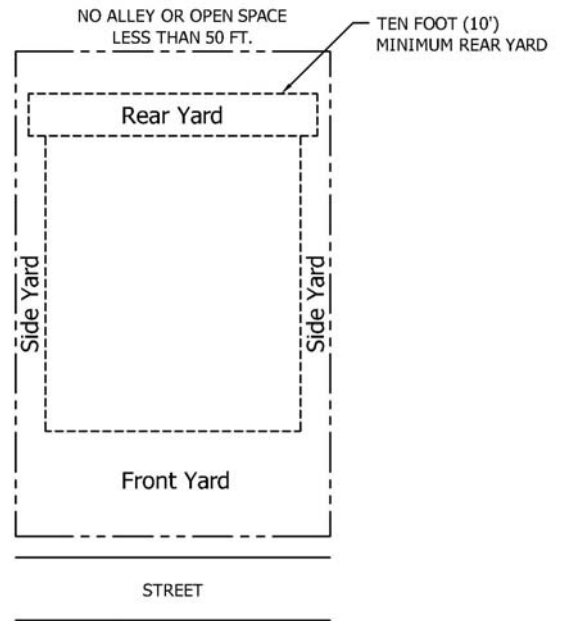


- iii. For a swing-in (j-swing) garage that faces a side yard, that side yard shall have a setback of a minimum twenty-eight feet (28') as required in Article IV, Section 9.04.D.

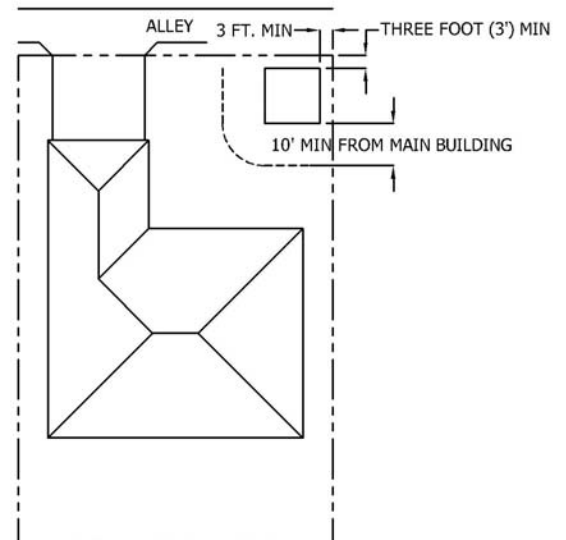


3. **Rear Yard:** For all structures located a distance of ten feet (10') or more from the main structure, there shall be a rear yard setback from any lot line or alley right-of-way line, as provided below:

- a. If **no alley** or open space fifty feet (50') or greater exists, the rear yard setback shall be not less than ten feet (10').

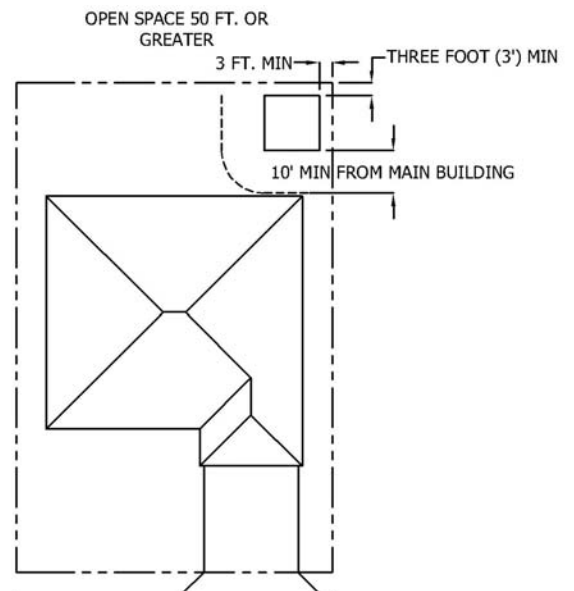


- b. If an **alley** exists, the rear yard setback shall be a minimum of three feet (3') provided that the height of the accessory structure is no greater than eight feet (8') and a solid fence or wall of the same height shall be built on the rear lot line to screen the structure from property located to the rear.

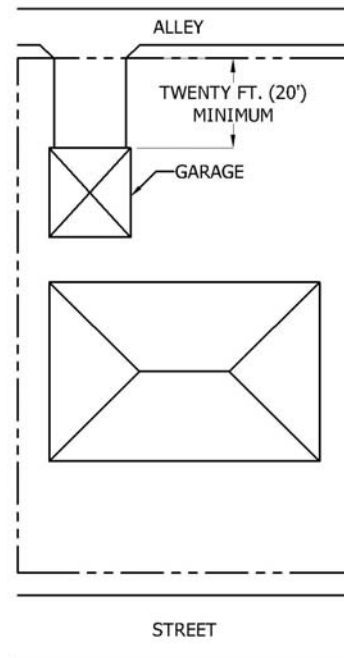


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- c. If a lot backs to **open space** of depth fifty feet (50') or greater, the rear yard setback shall be a minimum of three feet (3').

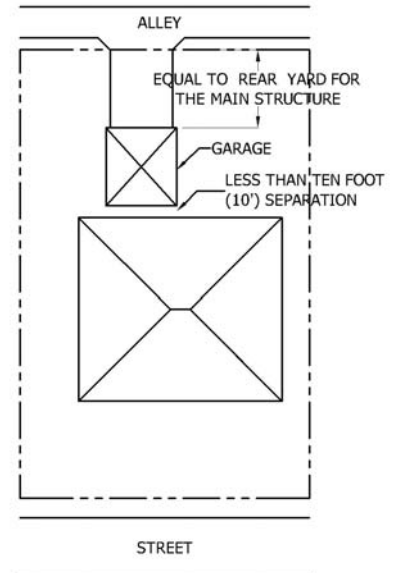


- d. Garages or Carports entered from the rear alley shall be setback from the rear lot line a minimum distance of twenty feet (20').

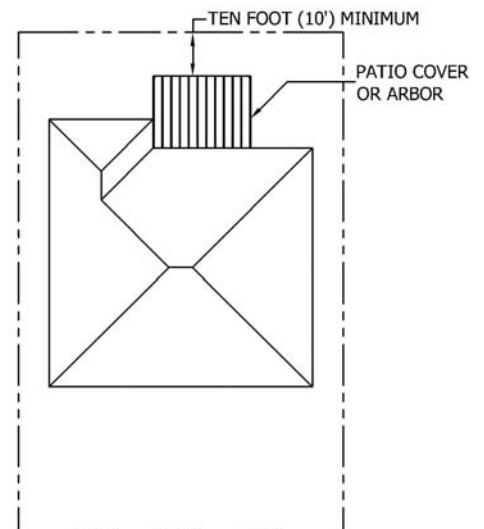


4. **Rear Yard:** For all structures located a distance of less than feet (10') from the main structure, there shall be a rear yard setback from any lot line or alley right-of-way line as provided below:

- a. Carports, garages, or other accessory structures, located within the rear portion of a lot, and constructed closer than ten feet (10') to the main structure, shall have a rear yard setback equivalent to the rear yard setback requirement for the main structure.



- b. Patio covers and arbors that are attached to the main structure, open on all sides, have a permeable (non-weather resistant) roof, and a maximum one story in height may encroach into the rear yard up to ten feet (10') from the rear property line. The structure may not encroach within the side yard setback required for the main structure.



5. An outdoor kitchen and/or an outdoor fireplace that are 100% masonry, a maximum height of eight feet (8'), and being either attached or detached from the main structure, may encroach into the rear yard up to ten (10') feet from the rear property line. The structure may not encroach within the side yard setback required for the main structure.
6. Fire pits shall have a minimum distance of fifteen feet (15') from the main structure and ten feet (10') from any combustible item.

7.05 ACCESSORY STRUCTURES IN MH DISTRICT:

In the MH District, no carport, garage, storage structure, office, or caretaker's dwelling, laundry house, or other permitted structure may be located nearer than ten feet (10') to any side or rear property line. Such structures shall also be subject to front yard requirements above.

7.06 DETACHED GARAGE AND ACCESSORY STRUCTURE CONSTRUCTION:

- A. The exterior facades of a detached garage or other accessory structure or structure in all zoning districts shall be constructed of the same exterior construction material of the main structure or structure and at a minimum, the requirements which meet or exceed Article IV, Section 9.09. Cementitious fiber board may be used to fulfill masonry requirements for an accessory structure or structure of two hundred (200) square feet or less in a single-family or two-family district.
- B. Metal or wood may be used as an exterior construction material for an accessory structure or structure of one hundred twenty (120) square feet or less in a single-family or two-family district.
- C. Cementitious fiber board may be used to fulfill masonry requirements for structures accessory to an existing structure constructed entirely of wood or vinyl siding.